

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

130 Chute Street, Mordialloc Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$960,000 & \$990,000

Median sale price

Median price \$1,087,500 Property Type House Suburb Mordialloc

Period - From 01/07/2019 to 30/06/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	42 Robert St PARKDALE 3195	\$980,000	28/07/2020
2	4 David St MORDIALLOC 3195	\$965,000	22/04/2020
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/09/2020 14:11



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Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$960,000 - \$990,000
Median House Price
Year ending June 2020: \$1,087,500

Comparable Properties



42 Robert St PARKDALE 3195 (REI)

Agent Comments

3 1 2

Price: \$980,000
Method: Private Sale
Date: 28/07/2020
Property Type: House
Land Size: 588 sqm approx

4 David St MORDIALLOC 3195 (VG)

Agent Comments

3 - -

Price: \$965,000
Method: Sale
Date: 22/04/2020
Property Type: House (Res)
Land Size: 626 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.